

FOLKLANDS

WHITESTONE WAY, CROYDON

GUIDE PRICE £237,500

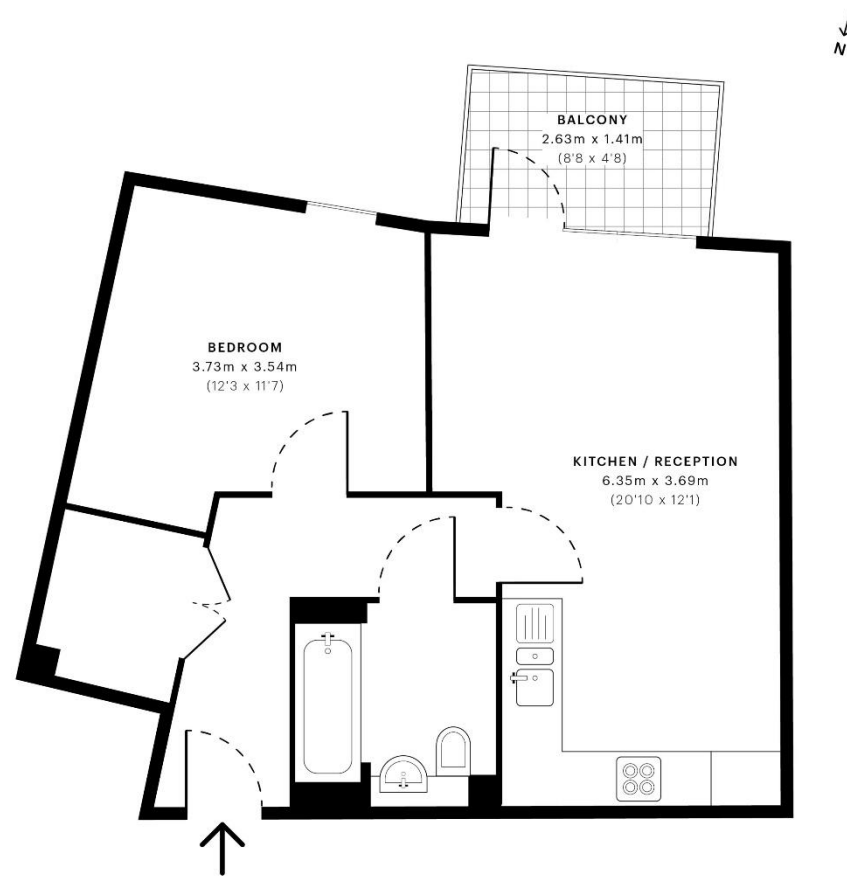












— Fourth Floor

GROSS INTERNAL AREA (GIA)
The floorplate of the property
45.31 sqm / 487.71 sqft

NET INTERNAL AREA (NIA)
Excludes walls and structural features.
Includes wetrooms, covered land and pools
43.87 sqm / 470.06 sqft

FOOTPRINT STRUCTURAL FOOTPRINT
Excludes wetrooms, pools etc.
3.83 sqm / 41.23 sqft

BT (BUILT TO) AREA (BTA)
Excludes wetrooms, pools etc.
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPW3 28 (GROSS) TOTAL: 45.31 sqm / 487.71 sqft
IPW3 32 (GROSS) TOTAL: 45.31 sqm / 487.71 sqft

SPEC ID: 5636a7c1e0f1e0cbbd8a5d0

- ❖ ONE DOUBLE BEDROOM - FOURTH FLOOR APARTMENT
- ❖ CHAIN FREE
- ❖ SOUTH FACING
- ❖ PRIVATE BALCONY WITH EXCELLENT VIEWS
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ MOMENTS FROM THE LOCAL TRAM STOP
- ❖ 20'10 LOUNGE/KITCHEN
- ❖ CONCIERGE SERVICE
- ❖ POPULAR DEVELOPMENT OPPOSITE WANDLE PARK
- ❖ EPC EER B



**** Chain Free **** A particularly well presented one double bedroom fourth floor apartment situated within this superbly designed & recently built development, conveniently located moments from the local tram stop and approximately 0.5 miles from Waddon train station.

This spacious apartment boasts an elevated south facing aspect, has a high energy rating and ample storage. Additionally, residents of this apartment will benefit from the developments concierge service and have access to well-kept communal grounds.

The accommodation comprises a large master bedroom, a stylish three-piece bathroom suite with a shower over bath, a sizeable utility cupboard with plumbing for a washing machine & plenty of storage space, and a 20'10 open-plan living room with a contemporary fitted kitchen. Externally, the property features a sizeable balcony which enjoys a southerly aspect & excellent views over the communal grounds.

Furthermore, the property sits a short distance from a wide range of shops, including the Sainsbury & Morrisons superstores and the newly opened Aldi & Lidl stores, but to name a few. It is also approximately one mile from both West Croydon & East Croydon train stations and is on the doorstep of the open green spaces of Wandle Park.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		